



Judith A. Fairweather, Esq.  
JFairweather@PinilisHalpern.com  
Direct Dial: 973-998-8677

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August 3, 2021

**DELIVERY BY NJLS**

Andrew Mashanski, Zoning Officer  
Borough of Sayreville Code Enforcement & Zoning Office  
49 Dolan Street  
Sayreville, NJ 08872

**RE: Applicant: New Cingular Wireless PCS, LLC (“AT&T”)  
AT&T Site W-5836  
Block 254; Lot 1.03  
Washington Road (a/k/a 775 Washington Road)  
Borough of Sayreville, New Jersey**

Dear Mr. Mashanski:

This firm represents the Applicant, New Cingular Wireless PCS, LLC (“AT&T”) (“Applicant”) with respect to an application to the Borough of Sayreville Zoning Board of Adjustment for a Use Variance and Waiver of Site Plan Requirements. AT&T intends to place its antennas at 100’ on the existing approved 125’ monopole and also install equipment and a generator inside the existing wireless telecommunications facility compound located on the above-referenced Property.

In connection therewith, enclosed please find one original and sixteen (16) sets of the following:

1. Standard Development Application including, Tower Owner Letter of Authorization and Assignment and Applicant’s Corporate Ownership Disclosure Statement
2. Prior Resolutions of approval issued by the Borough of Sayreville Board of Adjustment.
3. Real Estate Tax Verification.
4. Copy of Middlesex County Planning Board Application and letter to Middlesex County Planning Board filing same.
5. Minor Site Plan Checklist.
6. Plans prepared by ATC Tower Services, LLC, bearing a latest revision date of 3/12/21, (REV B).

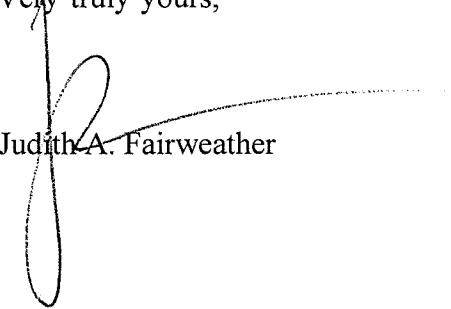
Also enclosed please find the following:

1. This firm's check in the amount of \$1,250.00 representing Application Fees.
2. This firm's check in the amount of \$2,500.00 representing Escrow Fees.
3. W-9 form.

Please be advised that the FCC determined that boards must act on this type of application within ninety (90) days from filing (the "Shot Clock"). 24 *FCC Red.* 13994, 14012 (Nov. 18, 2009). Failure to act within this timeframe is a presumptive prohibition of personal wireless services in violation of 47 U.S.C. §332(c)(7)(B)(ii). *Id.* Additionally, please be advised the FCC's Shot Clock regulations reduce the board's completeness review of this application to thirty (30) days. *Id.* at 14015. Therefore, in order to comply with the above section of the Federal Telecommunications Act of 1996, we respectfully request that you promptly schedule this matter for consideration at the next available Zoning Board of Adjustment hearing.

Please call me if you have any questions concerning the enclosed materials. Thank you for your assistance, it is greatly appreciated.

Very truly yours,



Judith A. Fairweather

JAF:sd  
Enclosures

**PINILISHALPERN LLP**  
ATTORNEY BUSINESS ACCOUNT-LAND USE  
160 MORRIS STREET  
MORRISTOWN, NJ 07960-4214

  
**PEAPACK-GLADSTONE BANK**  
Morristown, New Jersey 07960

55-523/212

7/27/2021

PAY TO THE ORDER OF borough of sayreville

\$ \*\*1,250.00

One Thousand Two Hundred Fifty and 00/100 \*\*\*\*\* DOLLARS

borough of sayreville

*Application Fee*

MEMO

*W-884 - Adjacent property owners list*



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PINILISHALPERN LLP  
ATTORNEY BUSINESS ACCOUNT-LAND USE  
borough of sayreville

7/27/2021

3356

1,250.00

Peapack Gladstone W-884 - Adjacent property owners list

1,250.00

PINILISHALPERN LLP  
ATTORNEY BUSINESS ACCOUNT-LAND USE  
borough of sayreville

7/27/2021

3356

1,250.00

Peapack Gladstone W-884 - Adjacent property owners list

1,250.00

3355

**PINILISHALPERN LLP**  
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MORRISTOWN, NJ 07960-4214

  
PEAPACK-GLADSTONE BANK  
Morristown, New Jersey 07960

55-523/212

7/27/2021

PAY TO THE ORDER OF borough of sayreville

\$ \*\*2,500.00

Two Thousand Five Hundred and 00/100\*\*\*\*\* DOLLARS

borough of sayreville

*Escrow*

MEMO

~~W-884 - Adjacent property owners list~~



*[Handwritten Signature]*

⑈003355⑈ ⑆021205237⑆ ⑆18⑈3 1123 9⑈

PINILISHALPERN LLP  
ATTORNEY BUSINESS ACCOUNT-LAND USE  
borough of sayreville

3355

7/27/2021

2,500.00

Peapack Gladstone W-884 - Adjacent property owners list

2,500.00

PINILISHALPERN LLP  
ATTORNEY BUSINESS ACCOUNT-LAND USE  
borough of sayreville

3355

7/27/2021

2,500.00

Peapack Gladstone W-884 - Adjacent property owners list

2,500.00

## Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

<b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <div style="text-align: center; font-size: 1.2em;">New Cingular Wireless PCS, LLC</div>	
<b>2</b> Business name/disregarded entity name, if different from above	
<b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ <u>C</u> <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small>  <input type="checkbox"/> Other (see instructions) ▶	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <small>(Applies to accounts maintained outside the U.S.)</small>
<b>5</b> Address (number, street, and apt. or suite no.) See instructions. <div style="font-size: 1.2em;">One AT&amp;T Way</div>	Requester's name and address (optional)
<b>6</b> City, state, and ZIP code <div style="font-size: 1.2em;">Bedminster, NJ 07921</div>	
<b>7</b> List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

OR

Employer identification number										
2	2		-	3	3	3	0	0	8	0

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification; but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶ <u>Judith A. Fairweather, Attorney</u>	Date ▶ <u>8/2/21</u>
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### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

26-75.5 Standard Development Application

BOROUGH OF SAYREVILLE  
STANDARD DEVELOPMENT APPLICATION

(Page 1 of 3)

GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.

Indicate to which Board application is being made:

- Planning Board  Board of Adjustment

Indicate all approvals and variances being sought:  
Use Variance; Waiver of Site Plan requirements; Waivers for documents required under Wireless Communications Facilities Ordinance Section 26-87

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Bulk Variance(s)	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit
<input checked="" type="checkbox"/> Use Variance	<input type="checkbox"/> Preliminary Major Subdivision	<input checked="" type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Conditional Use Variance	<input type="checkbox"/> Final Major Subdivision	
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Administration Officer (Attach the denial/decision)	
<input type="checkbox"/> Minor Subdivision		

1. Applicant

Name: New Cingular Wireless PCS, LLC ("AT&T")		Address: c/o PinilisHalpern, LLP 160 Morris Street			
City: Morristown	State: NJ	Zip: 07960	Phone: 973-401-1111	Fax: 973-401-1114	

2. Property Owner (if other than applicant)

Name: GTP Structures V, LLC		Address: PO Box 811510			
City: Boca Raton	State: FL	Zip: 33481	Phone:	Fax:	

3. Applicant's Attorney (if applicable)

Name: Judith A. Fairweather, Esq.		Address: PinilisHalpern, LLP 160 Morris Street			
City: Morristown	State: NJ	Zip: 07960	Phone: 973-401-1111	Fax: 973-401-1114	

BOROUGH OF SAYREVILLE			
Standard Development Application		(Page 2 of 3)	
4. Subject Property (attach additional sheets if necessary)			
Street Address: Washington Road (a/k/a 775 Washington Road)		Block(s) Lot(s) Number(s): Block 254; Lot 1.03	
Site Acreage (and Sq. Ft.) 1 acre	Zone District(s) B-1	Tax Sheet Numbers	
Present Use Telecommunications			
Proposed Development Name and Nature of Use: Same - placing antennas at 100' on existing 125' pole. Equipment and generator to be placed in existing compound.			
Number of New Buildings: 1 Cabinet +/- 80 SF and 1 Generator	Sq. Ft. of New Building(s): +/- 80 SF	Height 15'	% of Lot to be covered by Building(s): < 1%
% of Lot to be Covered by Pavement: < 1%	Number of Parking Spaces and Dimensions: N/A	Dimensions of Loading Area(s): N/A	
Exterior Construction Material/Design: Metal			
Total Cost of Bldg. And Site Improvements:	Number of Lots Before Subdivision: N/A	Number of Lots After Subdivision: N/A	Are any new streets or utility extensions Proposed? No
Number of existing trees 2" caliper or greater to be removed: none	Are any structures to be removed? none	Number of Proposed Signs and Dimensions: only small sign required by the FCC	
Is soil removal or fill proposed? Specify total in cubic yards:	Is the property within 200 ft. of an adjacent municipality? If so, which? No		
5. Are there any existing or proposed deed restrictions or covenants? Please detail. None			
6. HISTORY OF PAST APPROVALS See attached Resolutions <input type="checkbox"/> Check here if none			
	APPROVED	DENIED	DATE
SUBDIVISION			
SITE PLAN	See attached Resolutions		
VARIANCE(S)	See attached Resolutions		
BUILDING PERMIT			

<b>BOROUGH OF SAYREVILLE</b>				
Standard Development Application			(Page 3 of 3)	
<b>7. NAMES OF PLAN PREPARERS</b>				
Engineer's Name: Sean Christian Jurado ATC Tower Services LLC		Address: 3500 Regency Parkway, Suite 100		
City: Cary	State: NC	Zip: 27518	Phone: 919-468-0112	License #: GE58827
Surveyor's Name: N/A		Address:		
City:	State:	Zip:	Phone:	License #:
Landscape Architect or Architect's Name: N/A		Address:		
City:	State:	Zip:	Phone:	License #:
<b>8. FEES SUBMITTED</b>				
Application Fees	\$1250.00			
Variance Fees				
Escrow Fees	\$2500.00			
Total Fees	\$3750.00			
<b>CERTIFICATION:</b>				
I certify that the foregoing statements and the materials submitted are true. I further testify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Borough officials to inspect my property in conjunction with this application.				
Sworn and subscribed before me this date:				
<u>August 2, 2021</u>				
<del>8/2/21</del>				
Signature of Applicant Judith A. Fairweather, Attorney for Applicant				
See attached Letter of Authorization and Assignment				
Property Owner Authorizing Application if Other than Applicant			<u>Sondra O. Doherty</u> Notary Public	

**SONDRA O. DOHERTY**  
A Notary Public of New Jersey  
My Commission Expires 02/27/2022



Secretary, Board of Adjustment  
Borough of Sayreville  
167 Main Street  
Sayreville, NJ 08872

Please be advised that I have authorized \_\_\_\_\_  
to make full application for a Variance as indicated in the application filed with you.  
I give full authority to take all steps necessary with reference to the application for  
a Variance and the construction involved.

See attached Letter of Authorization  
and Assignment

\_\_\_\_\_  
Signature

Sworn to and Subscribed before me

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



AMERICAN TOWER®  
CORPORATION

**LETTER OF AUTHORIZATION**

**ATC SITE # / NAME/PROJECT: 373155/ Parlin - Sayreville / 13325346**  
**SITE ADDRESS: 775 Washington Road, Parlin, NJ 08859**  
**APN: 19-00254-0000-00001-03**  
**LICENSEE: AT&T MOBILITY d/b/a NEW CINGULAR WIRELESS PCS, LLC**

I, Margaret Robinson, Senior Counsel for American Tower\*, owner of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize AT&T MOBILITY d/b/a NEW CINGULAR WIRELESS PCS, LLC, its successors and assigns, and/or its agent, (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use or building permit application(s) as may be required by the applicable permitting authorities for Licensee's telecommunications' installation.

We understand that this application may be denied, modified, or approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

Print Name: Margaret Robinson  
Senior Counsel  
American Tower\*

**NOTARY BLOCK**

Commonwealth of MASSACHUSETTS  
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Senior Counsel for American Tower\*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal, this 25th day of March, 2021.

NOTARY SEAL **GERARD T. HEFFRON**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
August 9, 2024



Notary Public   
My Commission Expires: August 9, 2024

\*American Tower includes all affiliates and subsidiaries of American Tower Corporation.

**This Document Prepared By and After  
Recordation, Return to:  
American Tower Corporation/Ashton DiDonato  
10 Presidential Way  
Woburn, MA 01801  
ATC Site Number: 373155  
ATC Site Name: Parlin – Sayreville NJ  
Parcel Number: 19-00254-0000-00001-03  
Prior Recording Reference: Book 6107 Page 363**

### **ASSIGNMENT**

KNOW ALL MEN BY THESE PRESENTS,

THIS ASSIGNMENT (this "Assignment") is made effective as of July 30, 2016, by and between GTP Structures V, LLC, a Delaware limited liability company, whose mailing address is 10 Presidential Way, Woburn, MA 01801 (the "Assignor"), and GTP Towers I, LLC, a Delaware limited liability company, whose address is 10 Presidential Way, Woburn, MA 01801 (the "Assignee").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor, being the current owner and holder of all of the tenant's interest under the Agreement (as hereinafter defined) with full power and authority to execute and deliver this Assignment without joinder, further action or consent by any party, does by these presents hereby grant, bargain, convey, sell, assign, transfer, set over and deliver unto the said Assignee, its successors, transferees, and assigns forever, and Assignee does, by its acceptance hereof, assume and accept all of the rights, obligations, title, interest of said Assignor under, in and to the Lease dated March 15, 2005 between Columbus Club Sayreville New Jersey and American Communication Facilities, L.L.C., as predecessor in interest, for that certain real property described on Exhibit A attached hereto and made a part hereof, together with any and all net profit agreements, leases, subleases and license agreements, as applicable, together with all rights of ingress/egress, utilities placements or other rights related thereto or described therein (collectively, the "Agreement"), with full rights of substitution and subrogation with respect to said Agreement.

Site Name: Parlin – Sayreville NJ  
Site Number: 373155





**EXHIBIT A**  
Property Description

All that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Sayreville in the County of Middlesex and State of New Jersey

BEGINNING at a point in the Northerly line of Washington Road, which point is formed by the intersection of the Westerly outline of the tract of land formerly Charles W. Crane, now Crossman Company, and the Easterly boundary line of the property of the E. I. du Pont de Nemours & Co. with the said Northerly line of Washington Road and from said beginning point running (1) Northerly and along the aforesaid dividing line and binding thereon 500 feet to a point; thence (2) Easterly and parallel with Washington Road, 200 feet to a point; thence (3) Southerly and parallel with the first course, 500 feet to a point in the Northerly line of Washington Road; thence (4) Westerly and along the Northerly line of said Washington Road and binding thereon 200 feet to the point or place of BEGINNING.

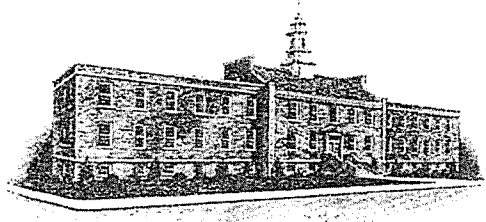
Less and Except that portion conveyed to Jersey Central Power & Light Company, d/b/a GPU Energy by Deed dated June 2, 1997, recorded September 22, 1997 in Deed Book 4443, Page 848.

AND BEING the same property conveyed to Columbus Club, Sayreville, N. J. from Crossman Company, a New Jersey corporation by Deed dated May 04, 1962 and recorded June 15, 1962 in Deed Book 2340, Page 152.

Block 254 Lot 1.03

APN: 19-00254-0000-00001-03

Site Name: Parlin – Sayreville NJ  
Site Number: 373155



**THE BOROUGH OF SAYREVILLE**

SAYREVILLE BOARD OF ADJUSTMENT

167 MAIN STREET

SAYREVILLE, NJ 08872

**DISCLOSURE FOR ALL SITE PLANS/SUBDIVISIONS**

Judith A. Fairweather, Attorney for Applicant, New Cingular Wireless PCS, LLC (AT&T)  
I \_\_\_\_\_, the applicant in the above matter does hereby disclose, under penalty of perjury, that it has not made any contributions to:

- (i) Any Borough Candidate or holder of public office
- (ii) To any Borough or Middlesex County Party Committee or,
- (iii) To any Political Action Committee (PAC) referenced in this Ordinance within 2 calendar years of the date of this application.

With the exception of the following:

\_\_\_\_\_  
Signature of Applicant Judith A. Fairweather, Attorney for Applicant

August 2, 2021

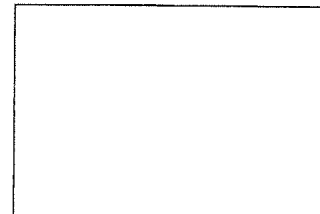
\_\_\_\_\_  
Date

Witnessed By:

Notary's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**SONDRA O. DOHERTY**  
A Notary Public of New Jersey  
My Commission Expires 02/27/2022



Notary Seal

**CORPORATE OWNERSHIP DISCLOSURE STATEMENT**  
**NEW CINGULAR WIRELESS PCS, LLC**

- I. In accordance with *N.J.S.A.* 40:55D-48.1 & 48.2, please be advised that New Cingular Wireless PCS, LLC is owned by AT&T Mobility II LLC.
- A. AT&T Mobility II LLC, which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by Centennial Communications Corp; AT&T Mobility LLC; BellSouth Mobile Data, Inc. and New Cingular Wireless Services, Inc.
1. Centennial Communications Corp, which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by AT&T Inc.
    - a. AT&T Inc., which has a business address at 208 S. Akard Street, Dallas, TX 75202, is a publicly traded corporation with no individual or entity holding a 10% or greater interest.
  2. BellSouth Mobile Data, Inc., which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by AT&T Inc. (disclosure information for this entity is provided above).
  3. AT&T Mobility LLC, which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by SBC Telecom, Inc.; SBC Long Distance, LLC; and BellSouth Mobile Data, Inc.
    - a. SBC Telecom, Inc., which has a business address at 208 S. Akard Street, Dallas, TX 75202, is owned by AT&T Teleholdings, Inc.
      - i. AT&T Teleholdings, Inc., which has a business address at 208 S. Akard Street, Dallas, TX 75202, is owned by AT&T Inc. (disclosure information for this entity is provided above).
    - b. SBC Long Distance, LLC, which has a business address at 208 S. Akard Street, Dallas, TX 75202, is owned by SBC Telecom, Inc. (disclosure information for this entity is provided above).
    - c. Disclosure information for BellSouth Mobile Data, Inc. is provided above.
  4. New Cingular Wireless Services, Inc., which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by AT&T NCWS Holdings, Inc.
    - a. AT&T NCWS Holdings, Inc., which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by BellSouth Mobile Data, Inc. (disclosure information for this entity is provided above) and SBC Telecom, Inc. (disclosure information for this entity is provided above).



June 7, 2021  
02:54 PM

BOROUGH OF SAYREVILLE  
Tax Account Detail Inquiry

W-5836

BLQ: 254. 1.03 -C0001- -  
Owner Name: GTP STRUCTURES V, LLC

Tax Year: 2021 to 2021  
Property Location: WASHINGTON ROAD

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	1,171.90	1,171.89	0.00	0.00	2,343.79
Payments:	1,171.90	1,171.89	0.00	0.00	2,343.79
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
			Description							
			Original Billed					2,343.79		2,343.79
09/28/20	1	Payment	TAX	2101156	CK	11548	144 COUNTER2	1,149.53	0.00	1,194.26
09/28/20	1	Payment	TAX	2101166	CK	11548	145 COUNTER2	22.37	0.00	1,171.89
09/28/20	2	Payment	TAX	2101166	CK	11548	146 COUNTER2	1,171.89	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

June 7, 2021  
02:14 PM

BOROUGH OF SAYREVILLE  
Tax Account Detail Inquiry

W-3030

Exempt

BLQ: 254. 1.03  
Owner Name: COLUMBUS CLUB

Tax Year: 2021 to 2021  
Property Location: WASHINGTON ROAD

Tax Year: 2021	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2021 Prin Balance
		Description								
		Original Billed						0.00		0.00

Total Principal Balance for Tax Years in Range: 0.00

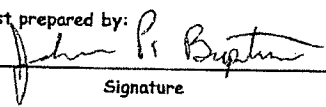
26-75.1 Minor Subdivision and Minor Site Plan Checklist

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 1 of 3)		SUBMITTED	NOT APPLICABLE	WAIVER REQUESTED
(NOTE: For details of all submissions, see Article III, Applicant should check off all items as submitted, not applicable, or waiver requested.)  (If waiver is requested, reasons shall be indicated in separate submission.)				
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	X		
2.	Scale: 1" = 30' or as approved by Board Engineer.			X
3.	Current survey upon which plat or plan is based.			X
4.	Map Size: 8 1/2" x 13" 15" x 21" 24" x 36" 30" x 42"			X
5.	Key Map: 1,000' radius, street names, zoning districts.			X
6.	Title block and basic information: a. Title b. Date of original preparation and date(s) of revision c. North arrow and reference meridian d. Ratio scale and graphic scale e. Tax map block, lot numbers and zone f. Name, address and license number of person preparing plat or plan, signed and sealed. g. Name and address of owner or record and applicant, if different from the owner.		X	
7.	Signature of the applicant, and if the applicant is not the owner, the signed consent of the owner.	X		
8.	A map of the entire tract or property showing the location of that portion to be divided therefrom, giving all distances and showing all roads abutting or transversing the property. Development boundaries shall be clearly delineated.		X	
9.	The name of all adjoining property owners as disclosed by the most recent Borough tax records.		X	
10.	Names of adjoining municipalities within 200 feet.		X	

26-75.1 Minor Subdivision and Minor Site Plan Checklist

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 2 of 3)		SUBMITTED	NOT APPLICABLE	WAIVER REQUESTED
11.	The location of existing and proposed, including details: a. Property Lines b. Streets c. Buildings (with an indication as to whether existing buildings will be retained or removed) d. Buildings within 200 feet of the site e. Parking spaces and loading areas f. Roadways, driveways and curbs g. Water courses h. Railroads i. Bridges j. Drainage pipes and other improvements k. Natural features and treed areas, both on the tract and within 50 feet of its boundary l. Sewer, water and other utilities m. Lighting including photometrics and landscaping n. Signage including details o. Refuse areas p. Soil Erosion and Sediment Control Plan q. Compliance with Soil Removal and Fill Placement requirements r. Subsurface structures demolition s. Tree save plan	X		
12.	Area in square feet of all existing and proposed lots		X	
13.	Bearings and distances of all existing and proposed property lines			X
14.	Sufficient elevations or contours at 2-foot intervals, including finished grades and finished floor elevations			X
15.	The location and width of all existing and proposed utility, drainage and other easements, including but not limited to, sight triangle easements			X
16.	Front, side, and rear setback lines			X
17.	Chart of the zoning requirements for the zone, what is proposed, and variances indicated			X
18.	Delineation of flood plain and wetlands areas			X
19.	A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed			X
20.	Taxpayment certification			X
21.	Fifteen (15) sets of folded plans			X

26-75.1 Minor Subdivision and Minor Site Plan Checklist

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS (Page 3 of 3)		SUBMITTED	NOT APPLICABLE	WAIVER REQUESTED	
22.	For subdivisions, if the applicant intends to file the approved subdivision with the County Register, the plat shall be prepared in compliance with the "Map Filing Act" P.L. 1960, C.141 (C.46.2309.9 et seq.) and bear the signature block noted in Item 23 below		X		
23	For subdivisions, if the applicant intends to file by deed(s) record of the approved subdivision with the County Register, the following signature block shall be provided on the deed(s):	07/26/21			
	Checklist prepared by: 				
	Signature				Date
	Checklist reviewed by Board:				
	Signature				Date
	Application found complete on:	Date			
	Application found incomplete on:	Date			

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RESOLUTION

BOARD OF ADJUSTMENT

OF

THE BOROUGH OF SAYREVILLE

Re: Application #07-34  
New York SMSA Limited Partnership d/b/a Verizon Wireless  
775 Washington Road  
Lot 1.03, Block 254

WHEREAS, by application #07-34, Applicant, New York SMSA Limited Partnership d/b/a Verizon Wireless, proposed lessee of the property known as 775 Washington Road, also known as Lot 1.03, in Block 254 in the Borough of Sayreville, County of Middlesex, State of New Jersey, requests a use variance and bulk variances to construct a new monopole with telecommunication antennae and associated equipment.

WHEREAS, a Hearing was conducted on September 26, 2007 in Council Chambers, in Borough Hall, in the Borough of Sayreville, County of Middlesex, State of New Jersey; and

WHEREAS, the following members of the Board heard the testimony and read the documents submitted:

Mr. P. Walsh (Acting Chairman)  
Mr. P. Barone  
Mr. F. Bella  
Mr. H. Douglass  
Mr. R. Foley  
Mr. R. Green  
Mr. T. Kuczynski

WHEREAS, at said meeting all those who desired to be heard were heard, and the testimony was recorded by the Board of Adjustment; and

WHEREAS, at said meeting the Board of Adjustment carefully considered the testimony offered and the documents submitted by the applicant; and

WHEREAS, as a result, said following findings of facts and conclusions were made:

FINDINGS:

1. The Applicant is the proposed lessée of the property known as and located at 775 Washington Road, also known as Lot 1.03, in Block 254, in the Borough of Sayreville, County of Middlesex and State of New Jersey.
2. The premises in question is approximately 99,735 square feet located in a B-1 Neighborhood Commercial Zone and the subject premises presently contains the Knights of Columbus building which is approximately 8,522 square feet with ancillary parking. The Applicant proposes to install twelve (12) antennae on a new 125 foot monopole to be constructed in the rear yard area at the northern portion of the property. In addition, the Applicant proposes to construct a 12 foot by 30 foot equipment shelter adjacent to the monopole tower in a fenced compound. As the proposed use as a telecommunication facility is not a permitted use in the B-1 Neighborhood Commercial Zone, a use variance is required. In addition, several bulk variances for minimum distance to residential units, minimum distance to school/parks, minimum rear yard setback, minimum side yard setback, maximum equipment shelter height and maximum equipment shelter square footage are required.

3. The Applicant is requesting the following variances:

- use variance to construct telecommunications facility within the B-1 Highway Commercial Zone.
- bulk variances for minimum distance to residential units (1250 feet permitted, 318 feet proposed), minimum distance to school/parks (1250 feet permitted, 825 feet proposed), minimum rear yard setback (93.75 feet permitted, 38.1 feet proposed), minimum side yard setback (93.75 feet permitted, 24.2 feet proposed), maximum equipment shelter height (10 feet permitted, 11.3 feet proposed) and maximum equipment shelter square footage (200 feet permitted, 360 square feet proposed).

4. Mr. Dominic Vilecco, a radio frequency engineer testified on behalf of the Applicant. Mr. Vilecco testified that the proposed facility will operate at 400 times below the FCC standards for radio frequency emissions. Moreover, Mr. Vilecco indicated that the addition of the proposed site will fill a gap in coverage in the Borough of Sayreville and that the proposed height of 125 feet will provide necessary telecommunications for emergency personnel and 911 service in the Borough.

5. Mr. Roni Igneri, PE of Innovative Engineering provided engineering testimony on behalf of the Applicant. Mr. Igneri described the site as containing the existing Knights of Columbus building with an associated parking area. The



rear of the lot contains a wooded area and the proposed telecommunications compound will be located along the western boundary of the property. A minimal number of trees will be removed and a gravel access drive will be constructed from the existing asphalt parking area. Approximately 55 arborvitae will be planted in the compound area and a contribution of 13 trees will be made to the Borough in lieu of the trees being removed. According to Mr. Igneri, the proposed shelter will be 12 feet by 30 feet which will contain all of the necessary equipment. The monopole will be 125 feet in height with 12 antennae. The pole will be able to accommodate 3 additional carriers in the future. Mr. Igneri noted that a technician would visit the site in either a small pickup truck, or small SUV every 4 to 6 weeks. No water and sewer is necessary on site and the only required utilities are electric and telephone which are available on Washington Road. The site will be monitored 24 hours per day, 7 days per week and is fully secured with an intrusion alarm. As per Mr. Igneri, the operations of the Knights of Columbus facility will not be impacted by the proposed use. Finally, Mr. Igneri also testified that a backup generator with fuel will be contained in the equipment shelter with triple protection. Said generator will be hand filled by technicians and will generate noise at levels below the NJDEP noise requirements. All radio equipment cabinets will be secured inside the shelter.

6. Mr. Ron Igneri, PP of Innovative Engineering also providing planning testimony on behalf of the Applicant. Mr. Igneri noted that the proposed use of the site for a telecommunications facility is a benefit to the community as it fills a gap in coverage and promotes the public good in ensuring improved 911 service. The location of the site is in a high traffic area which will enable motorists passing through to receive better cellular service. In addition, as per Mr. Igneri, the proposed facility is located in a B-1 zone and not within close proximity to any residential uses. As to the bulk variance relief requested, Mr. Igneri stated that the subject lot is a large lot and the location of the compound at the perimeter of the site will make it less intrusive to the public and the property owner and although several variances are required, the location, natural surroundings and topography will pose no detrimental impact to the public good and zone plan. Finally, Mr. Igneri testified that the proposed application promotes the overall purposes of the Borough of Sayreville Wireless Telecommunication Ordinance.
7. As to the Memorandum dated August 22, 2007 from Mr. Jay Cornell, P.E., all of the concerns raised in said Memorandum were satisfactorily addressed by the Applicant. As to the Memorandum dated June 19, 2007, revised August 14, 2007 from Mr. John Leoncavallo, P.P., all of the concerns raised in said Memorandum were satisfactorily addressed by the Applicant.
8. No objectors testified during the public portion of the hearing.
9. The Applicant was represented by Lynne A. Dunn, Esq. at the hearing.

CONCLUSIONS:

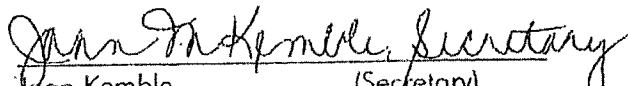
1. The Applicant has demonstrated that the site is particularly well suited for the proposed use.
2. The Applicant has demonstrated that the purpose of the Municipal Land Use Law would be significantly enhanced by the proposed variance and that the benefits of the variance would substantially outweigh the detriments to the Zoning Ordinance or Zoning Plan.
3. The Applicant has demonstrated that the relief requested can be granted without substantial detriment to the intent and purpose of the Zoning Ordinance or Zoning Plan.

THEREFORE BE IT RESOLVED THAT, the Applicant's request for a use variance and bulk variances for minimum distance to residential units (allowing 318 feet), minimum distance to schools/parks (allowing 825 feet), minimum rear yard setback (allowing 38.1 feet), minimum side yard setback (allowing 24.2 feet), maximum equipment shelter height (allowing 11.3 feet) and maximum equipment shelter square footage (allowing 360 square feet) to install telecommunications antennae and associated equipment be granted on the following conditions:

1. All other representations offered by the Applicant and its professionals are hereby incorporated by reference as a condition of approval.

2. All agreed upon recommendations in the reports of any Borough professional are hereby incorporated by reference as a condition of approval.
3. The Applicant is to comply with all requirements, statutes and ordinances of the Borough of Sayreville, County of Middlesex, State of New Jersey.
4. The Applicant is to pay all required fees, escrow, bonds and inspection fees pursuant to Borough ordinances.
5. The Applicant is to receive all permits and approvals prior to commencing any construction.
6. The Applicant is to comply with all requirements of the Construction Code Official Engineer ( if applicable) before initiating any construction.

Date: October 24, 2007

  
Jean Kemble (Secretary)

Motion was made to approve by Mr. R. Foley, seconded by Mr. R. Green.

In favor are:

Mr. P. Walsh (Acting Chairman)  
Mr. P. Barone  
Mr. F. Bella  
Mr. H. Douglass  
Mr. R. Foley  
Mr. R. Green  
Mr. T. Kuczynski

Against:

none

Memorialized at the October 24, 2007 meeting by Motion by Mr. R. Foley; seconded by Mr. P. Walsh.

In favor are:

Mr. P. Walsh (Acting Chairman)  
Mr. H. Douglass  
Mr. R. Foley

Against:

none

**RESOLUTION**  
**BOARD OF ADJUSTMENT**  
**OF**  
**THE BOROUGH OF SAYREVILLE**

**Re: Application #08-32  
Omnipoint Communications, Inc.  
775 Washington Road  
Lot 1.03, Block 254**

**WHEREAS**, by application #08-32, Applicant, Omnipoint Communications, Inc., proposed lessee of the property known as 775 Washington Road, also known as Lot 1.03, in Block 254 in the Borough of Sayreville, County of Middlesex, State of New Jersey, requests a use variance to install telecommunications antennae and associated equipment on an existing 125' high monopole.

**WHEREAS**, a Hearing was conducted on October 22, 2008 in Council Chambers, in Borough Hall, in the Borough of Sayreville, County of Middlesex, State of New Jersey; and

**WHEREAS**, the following members of the Board heard the testimony and read the documents submitted:

Mr. P. Walsh	(Acting Chairman)
Mr. F. Bella	
Mr. H. Douglass	
Mr. R. Foley	
Mr. R. Green	
Mr. T. Kuczynski	
Mr. T. Pollando	
Ms. N. Wojcik	

**WHEREAS**, at said meeting all those who desired to be heard were heard, and the testimony was recorded by the Board of Adjustment; and

**WHEREAS**, at said meeting the Board of Adjustment carefully considered the testimony offered and the documents submitted by the applicant; and

**WHEREAS**, as a result, said following findings of facts and conclusions were made:

**FINDINGS:**

1. The Applicant is the proposed lessee of the property known as and located at 775 Washington Road, also known as Lot 1.03, in Block 254, in the Borough of Sayreville, County of Middlesex and State of New Jersey.
2. The premises in question is approximately 99,735 square feet located in a B-1 Neighborhood Commercial Zone and the subject premises presently contains the Knights of Columbus building which is approximately 8,522 square feet with ancillary parking. The Applicant proposes to install twelve (12) new antennae on an existing 125 foot high monopole at an elevation of 113 feet. In addition, the Applicant proposes to construct a 10 foot by 20 foot equipment platform adjacent to the monopole tower in a fenced compound to house 3 cabinets. As the proposed use as a telecommunication facility is not a permitted use in the B-1 Neighborhood Commercial Zone, a use variance is required.

3. The Applicant is requesting the following variances:
  - use variance to construct telecommunications facility within the B-1 Highway Commercial Zone.
4. Mr. Saurab Sood, a radio frequency engineer testified on behalf of the Applicant. Mr. Sood indicated that the addition of the proposed site will fill a gap in coverage in the Borough of Sayreville and that the proposed height of the antennae at 113 feet will provide necessary telecommunications for emergency personnel and 911 service in the Borough.
5. Mr. John Colagrande, PE of Whitman Companies provided engineering testimony on behalf of the Applicant. Mr. Colagrande described the site as containing the existing Knights of Columbus building with an associated parking area. The existing 125 foot monopole exists along with a fenced in compound which shelters existing equipment. According to Mr. Colagrande, the proposed platform will be 10 feet by 20 feet which will contain 3 outdoor cabinets. The proposed 12 new antennae shall be mounted at a height of 113 feet on the existing 125 foot high monopole. Mr. Colagrande noted that a technician would visit the site in either a small pickup truck, or small SUV every 4 to 6 weeks. No water and sewer is necessary on site and the only existing utilities are for electric and telephone. The site will be monitored 24 hours per day, 7 days per week and is fully secured with an intrusion alarm. As per Mr. Colagrande, the



operations of the Knights of Columbus facility will not be impacted by the proposed use. Finally, Mr. Colagrande also testified that the existing monopole can structurally handle the 12 new antennas which are to be installed.

6. Mr. Timothy Kronk, PP provided planning testimony on behalf of the Applicant. Mr. Kronk noted that the proposed use of the site for a telecommunications facility is a beneficial use as it provides a gap in coverage and promotes the public good in ensuring improved 911 service. The location of the site is in a high traffic area which will enable motorists passing through to receive better cellular service. In addition, as per Mr. Kronk, the proposed facility is located in a B-1 zone and not within close proximity to any residential uses. Finally, Mr. Kronk testified that the proposed application promotes the overall purposes of the Borough of Sayreville Wireless Telecommunication Ordinance by providing collocation on an existing monopole.
7. As to the Memorandum dated October 22, 2008 from Mr. Jay Cornell, P.E., all of the concerns raised in said Memorandum were satisfactorily addressed by the Applicant. As to the Memorandum dated October 22, 2008 from Mr. John Leoncavallo, P.P., all of the concerns raised in said Memorandum were satisfactorily addressed by the Applicant. The Applicant requested and the Board granted waivers for any additional landscaping, lighting and parking and to provide a metes and bounds description.

8. There was no public opposition to the proposed Application.
9. The Applicant was represented by James K. Pryor, Esq. at the hearing.

**CONCLUSIONS:**

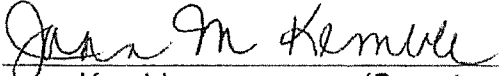
1. The Applicant has demonstrated that the site is particularly well suited for the proposed use.
2. The Applicant had demonstrated that the purpose of the Municipal Land Use law would be significantly enhanced by the proposed variance and that the benefits of the variance would substantially outweigh the detriments to the Zoning Ordinance or Zoning Plan.
3. The Applicant has demonstrated that the relief requested can be granted without substantial detriment to the intent and purpose of the Zoning Ordinance or Zoning Plan.

**THEREFORE BE IT RESOLVED THAT,** the Applicant's request for a use variance to install 12 new telecommunications antennae and associated equipment be granted on the following conditions:

1. All other representations offered by the Applicant and its professionals are hereby incorporated by reference as a condition of approval.
2. All agreed upon recommendations in the reports of any Borough professional are hereby incorporated by reference as a condition of approval.

3. The Applicant is to comply with all requirements, statutes and ordinances of the Borough of Sayreville, County of Middlesex, State of New Jersey.
4. The Applicant is to pay all required fees, escrow, bonds and inspection fees pursuant to Borough ordinances.
5. The Applicant is to receive all permits and approvals prior to commencing any construction.
6. The Applicant is to comply with all requirements of the Construction Code Official Engineer ( if applicable) before initiating any construction.

Date: November 25, 2008

  
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Jean Kemble (Secretary)

Motion was made to approve by Mr. T. Pollando, seconded by Mr. T. Kuczynski

In favor are:

Mr. P. Walsh (Acting Chairman)  
Mr. F. Bella  
Mr. R. Foley  
Mr. R. Green  
Mr. T. Kuczynski  
Mr. T. Pollando  
Ms. N. Wojcik

Against:

none

Memorialized at the November 25, 2008 meeting by Motion by Mr. T. Kuczynski,  
seconded by Ms. N. Wojcik

In favor are:

Mr. M. D'addio (Chairman)  
Mr. T. Kuczynski  
Ms. N. Wojcik

Against:

none

**RESOLUTION**  
**BOARD OF ADJUSTMENT**  
**OF**  
**THE BOROUGH OF SAYREVILLE**

**Re: Application #17-08  
T-Mobile Northeast, LLC  
775 Washington Road  
Lot 1.03, Block 254**

**WHEREAS**, by application #17-08, Applicant, T-Mobile Northeast, LLC lessee of the property known as 775 Washington Road, also known as Lot 1.03, in Block 254 in the Borough of Sayreville, County of Middlesex, State of New Jersey, requests a use variance and bulk variances to upgrade telecommunication antennae and an equipment cabinet.

**WHEREAS**, a Hearing was conducted on May 24, 2017 in Council Chambers, in Borough Hall, in the Borough of Sayreville, County of Middlesex, State of New Jersey; and

**WHEREAS**, the following members of the Board heard the testimony and read the documents submitted:

Mr. P. Walsh (Chairman)  
Mr. R. Green (Vice Chairman)  
Mr. T. Kuczynski  
Mr. K. Kreismer  
Ms. M. Catallo  
Mr. J. Corrigan  
Mr. W. Henry  
Mr. P. Emma  
Mr. A. Esposito

**WHEREAS,** at said meeting all those who desired to be heard were heard, and the testimony was recorded by the Board of Adjustment; and

**WHEREAS,** at said meeting the Board of Adjustment carefully considered the testimony offered and the documents submitted by the applicant; and

**WHEREAS,** as a result, said following findings of facts and conclusions were made:

**FINDINGS:**

1. The Applicant is the lessee of the property known as and located at 775 Washington Road, also known as Lot 1.03, in Block 254, in the Borough of Sayreville, County of Middlesex and State of New Jersey.
2. The premises in question is approximately 99,735 square feet located in a B-1 Highway Business zone. The Applicant is proposing the installation of four (4) additional antennae to supplement eight (8) existing antennae and related equipment at an elevation of 115' on a 125' high monopole type communication tower located in the wooded area to the rear of the existing Knights of Columbus property located on Washington Road. In 2008 the Zoning Board approved the installation of twelve (12) antennae by the Applicant. Only eight (8) of the approved twelve (12) antennae were actually constructed. As

telecommunication facilities are not a permitted use in the B-1 Highway Business zone, a "d-2" use variance is required. In addition, several bulk variances for distance from residential uses, distance from residential zone and distance from public schools and day care facilities are pre-existing non-conformities.

3. The Applicant is requesting the following variances:
  - "d-2" use variance to expand telecommunications facility within the B-3 Highway Commercial zone.
  - bulk variances for distance from residential uses, Distances from residential zone and distance from public schools and daycare facilities are all pre-existing non-conformities.
4. Mr. Adam Feehan, an RF Engineer, testified on behalf of the Applicant. Mr. Feehan noted that a deficiency in coverage exists and the additional antennae will allow the Applicant to utilize an additional LTE channel. Said upgrade will provide more data usage for customers. As a result, capacity on site will be reduced to allow for increased growth.
5. Mr. Kevin McManus, Senior Program Manager indicated that the proposed RF emissions will be 40 times below the FCC standards and 200 times below the State of New Jersey standards for maximum permissible RF exposure
6. Mr. Joseph Frega, PE provided engineering testimony on behalf of the Applicant. Ms. Frega noted that the Applicant will be installing

an additional four (4) antennas at an elevation of 115' on an existing transmission tower which is approximately 125' high. According to Mr. Frega, the facility is unmanned and serviced every 4 to 6 weeks by a technician and remotely monitored 24/7. One new equipment cabinet will be installed within the fenced in compound. Finally, Mr. Frega noted that no new lighting and no new landscaping are proposed as the site already is fully developed with nearly 100% impervious coverage.

7. Mr. David Karlebach, PP provided planning testimony on behalf of the Applicant. From a planning standpoint, Mr. Karlebach opined that the proposed application promotes the general welfare by providing reliable cellular service and poses no detriment to the public good as no increase in the height of the tower is proposed and the proposed antennae will supplement existing antennae which will be replaced at the same height.
8. As to the Memorandum dated May 24, 2017 from Mr. Jay Cornell, P.E., all of the concerns raised in said Memorandum were satisfactorily addressed by the Applicant. As to the Memorandum dated May 23, 2017 from Mr. John Leoncavallo, P.P., all of the concerns raised in said Memorandum were satisfactorily addressed by the Applicant.



9. The Applicant was represented by Frank Ferraro, Esq. at the hearing.

**CONCLUSIONS:**

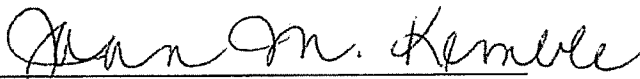
1. The Applicant has demonstrated that the site is particularly well suited for the proposed use.
2. The Applicant had demonstrated that the purpose of the Municipal Land Use law would be significantly enhanced by the proposed variances and that the benefits of the variances would substantially outweigh the detriments to the Zoning Ordinance or Zoning Plan.
3. The Applicant has demonstrated that the relief requested can be granted without substantial detriment to the intent and purpose of the Zoning Ordinance or Zoning Plan.

**THEREFORE, BE IT RESOLVED THAT,** the Applicant's request for a use variance and bulk variances to upgrade telecommunication antennae be granted on the following conditions:

1. All other representations offered by the Applicant and its professionals are hereby incorporated by reference as a condition of approval.
2. All agreed upon recommendations in the reports of any Borough professional are hereby incorporated by reference as a condition of approval.

3. The Applicant is to comply with all requirements, statutes and ordinances of the Borough of Sayreville, County of Middlesex, State of New Jersey.
4. The Applicant is to pay all required fees, escrow, bonds and inspection fees pursuant to Borough ordinances.
5. The Applicant is to receive all permits and approvals prior to commencing any construction.
6. The Applicant is to comply with all requirements of the Construction Code Official Engineer (if applicable) before initiating any construction.

Date: July 26, 2017

  
Joan Kemble (Secretary)

Motion was made to approve by Mr. K. Kreisler, seconded by Mr. J. Corrigan

In favor are:

Mr. P. Walsh (Chairman)  
Mr. R. Green (Vice Chairman)  
Mr. T. Kuczynski  
Mr. K. Kreisler  
Ms. M. Catallo  
Mr. J. Corrigan  
Mr. W. Henry  
Mr. P. Emma  
Mr. A. Esposito

Against: